

PLATTE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Platte County's population increased from 8,667 in 2010 to 8,799 in 2014, or by 1.5 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 1.0 percent, and the number of people from 55 to 64 years of age decreased by 1.7 percent. The white population increased by 0.3 percent, while the black population increased by 121.4 percent. The Hispanic population increased from 580 to 709 people between 2010 and 2014, or by 22.2 percent. These data are presented in Table II.16.1, below.

Table II.16.1						
Profile of Population Characteristics						
Wyoming vs. Platte County						
2010 Census and 2014 Current Census Estimates						
Subject	Platte County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	8,667	8,799	1.5%	563,626	584,153	3.6%
Age						
Under 14 years	1,400	1,441	2.9%	113,371	115,517	1.9%
15 to 24 years	900	966	7.3%	78,460	80,249	2.3%
25 to 44 years	1,729	1,746	1.0%	144,615	152,555	5.5%
45 to 54 years	1,384	1,214	-12.3%	83,577	73,372	-12.2%
55 to 64 years	1,457	1,432	-1.7%	73,513	80,819	9.9%
65 and Over	1,797	2,000	11.3%	70,090	81,641	16.5%
Race						
White	8,455	8,477	.3%	529,110	541,596	2.4%
Black	28	62	121.4%	5,135	9,112	77.4%
American Indian and Alaskan Native	50	67	34.0%	14,457	15,541	7.5%
Asian	33	45	36.4%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	6	17	183.3%	521	632	21.3%
Two or more races	95	131	37.9%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	580	709	22.2%	50,231	57,065	13.6%

Table II.16.2, on the following page, presents the population of Platte County by age and gender from the 2010 Census and 2014 current census estimates. The 2010 Census count showed a total of 4,303 males, who accounted for 49.6 percent of the population, and the remaining 50.4 percent, or 4,364 persons, were female. In 2014, the number of males rose to 4,477 persons, and accounted for 50.9 percent of the population, with the remaining 49.1 percent, or 4,322 persons, being female.

Table II.16.2 Population by Age and Gender Platte County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	678	722	1,400	721	720	1,441	2.9%
15 to 24 years	478	422	900	517	449	966	7.3%
25 to 44 years	859	870	1,729	892	854	1,746	1.0%
45 to 54 years	674	710	1,384	604	610	1,214	-12.3%
55 to 64 years	753	704	1,457	744	688	1,432	-1.7%
65 and Over	861	936	1,797	999	1,001	2,000	11.3%
Total	4,303	4,364	8,667	4,477	4,322	8,799	1.5%
% of Total	49.6%	50.4%	.	50.9%	49.1%	.	

At the time of the 2010 Census, there were 103 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 10.8 percent, as shown in Table II.16.3, below.

Table II.16.3 Group Quarters Population Platte County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁸⁵	9	60	566.7%
Juvenile Facilities	.	.	.
Nursing Homes	78	8	-89.7%
Other Institutions	.	30	.
Total	87	98	12.6%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	6	5	-16.7%
Total	6	5	-16.7%
Group Quarters Population	93	103	10.8%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial Census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

¹⁸⁵ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.16.4, below, shows data on household type by tenure in the 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,381 family households, of which 1,832 housed married couple families and 549 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 111 families, or a female householder with no husband present, of which there were 438 families. There were also an estimated 1,309 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Platte County was 64.5 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Platte County, 76.9 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Family Type	Platte County		State of Wyoming	
	Platte County	% of Total	State of Wyoming	% of Total
Family households	2,381	64.5%	147,321	65.3%
Married-couple family	1,832	76.9%	117,624	79.8%
Owner-occupied housing units	1,720	93.9%	97,837	83.2%
Renter-occupied housing units	112	6.1%	19,787	16.8%
Other family	549	23.1%	29,697	20.2%
Male householder, no wife present	111	20.2%	9,885	33.3%
Owner-occupied housing units	90	81.1%	5,955	60.2%
Renter-occupied housing units	21	18.9%	3,930	39.8%
Female householder, no husband present	438	79.8%	19,812	66.7%
Owner-occupied housing units	150	34.2%	9,942	50.2%
Renter-occupied housing units	288	65.8%	9,870	49.8%
Nonfamily households	1,309	35.5%	78,193	34.7%
Owner-occupied housing units	876	66.9%	42,555	54.4%
Renter-occupied housing units	433	33.1%	35,638	45.6%
Total	3,690	100.0%	225,514	100.0%

Table II.16.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,332 two-person family households, 450 three-person family households and 369 four-person family households. One-person non-family households made up 92.0 percent of all non-family households or an estimated 1,204 households. Platte County’s two persons households made up 37.8 percent of total housing units and four person households made up an additional 10.0 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.16.5 Household Type by Household Size Platte County 2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Platte County				
One Person	.	1,204	1,204	32.6%
Two Person	1,332	63	1,395	37.8%
Three Person	450	42	492	13.3%
Four Person	369	0	369	10.0%
Five Person	143	0	143	3.9%
Six Person	48	0	48	1.3%
Seven Person	39	0	39	1.1%
Total	2,381	1,309	3,690	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,395 two-person households, 1,258 were owner-occupied and 137 were renter-occupied. Of the 369 four-person households, 264 were owner-occupied and 105 were renter-occupied. Further household size data by tenure are presented in Table II.16.6, below.

Table II.16.6 Tenure by Household Size Platte County 2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Platte County				
One Person	782	422	1,204	32.6%
Two Person	1,258	137	1,395	37.8%
Three Person	351	141	492	13.3%
Four Person	264	105	369	10.0%
Five Person	103	40	143	3.9%
Six Person	48	0	48	1.3%
Seven Person or more	30	9	39	1.1%
Total	2,836	854	3,690	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.16.7, on the following page, Platte County had a total of 4,678 housing units of which 3,690 or 78.9 percent were occupied. Of these occupied units, 76.9 percent, or 2,836 units

were owner occupied, which compares to a statewide rate of 69.3. A total of 988 units or 21.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.16.7 Housing Units by Tenure Platte County 2010-2014 5-Year ACS Data				
Tenure	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,690	78.9%	225,514	85.0
Owner-Occupied	2,836	76.9%	156,289	69.3
Renter-Occupied	854	23.1%	69,225	30.7
Vacant Housing Units	988	21.1%	39,681	15.0
Total Housing Units	4,678	100.0%	265,195	100.0

Table II.16.8, below, shows that of the 988 housing units in Platte County as reported in the 2014 ACS data, 10 or 1.0 percent were for rent and 37 or 3.7 percent were for sale. An estimated 475 units were for seasonal, recreational, or occasional use, and 361 or 36.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.16.8 Disposition of Vacant Housing Units Platte County 2010-2014 5-Year ACS Data				
Disposition	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	10	1.0%	5,921	14.9%
Rented, but not occupied	35	3.5%	1,577	4.0%
For sale only	37	3.7%	2,601	6.6%
Sold, but not occupied	70	7.1%	802	2.0%
For seasonal, recreational, or occasional use	475	48.1%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	361	36.5%	10,922	27.5%
Total	988	100.0%	39,681	100.0%

Table II.16.9, at right, presents different income statistics for Platte County. According to the 2014 ACS data averages, median family income for Platte County was \$56,990 compared to the statewide average of \$72,086. Per capita income for Platte County, which is calculated by dividing total income by population, was \$25,302, which compared to \$29,381 for the State of Wyoming.

Table II.16.9 Median and Per Capita Income Platte County 2010-2014 5-Year ACS Data		
Income Type	Platte County	Wyoming
Median Family Income	56,990	72,086
Median Household Income	41,299	58,252
Per Capita Income	25,302	29,381

Table II.16.10, on the following page, shows households by income for Platte County and the State of Wyoming. In Platte County, there were a total of 468 households or 12.7 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 435 households that had incomes between \$35,000 and \$49,999, which accounted for 11.8 percent of

households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.8 percent of total households and numbered 584 in Platte County.

Table II.16.10 Households by Income Platte County 2010-2014 5-Year ACS Data				
Income	Platte County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	468	12.7%	21,756	9.6%
15,000 - 19,999	278	7.5%	10,739	4.8%
20,000 - 24,999	262	7.1%	11,332	5.0%
25,000 - 34,999	660	17.9%	22,763	10.1%
35,000 - 49,999	435	11.8%	30,423	13.5%
50,000 - 74,999	586	15.9%	43,643	19.4%
75,000 - 99,999	417	11.3%	31,799	14.1%
100,000 and above	584	15.8%	53,059	23.5%
Total	3,690	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.16.11, below. In total, the poverty rate in Platte County was 15.2 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Platte County had a poverty rate of 11.3 percent and the female population had a poverty rate of 19.1 percent. There were 159 males and 60 females in poverty under the age of 5. Overall, 16.8 percent of persons in poverty in Platte County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 84 individuals with incomes below the poverty level which represented 6.4 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.16.11 Poverty by Age Platte County 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Platte County				
5 and Below	159	60	219	16.8%
6 to 17	111	194	305	23.4%
18 to 64	219	477	696	53.4%
65 and Older	7	77	84	6.4%
Total	496	808	1,304	100.0%
Poverty Rate	11.3%	19.1%	15.2%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

Table II.16.12, at right, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Platte County saw an average of 2,416 owner-occupied single-family units compared to 474 single-family rental units. In Platte County, single-family units comprised 78.3 percent of all households compared with 71.7 percent statewide. Platte County had a total of 72 apartment rental units and total apartment units accounted for 2.0 percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 575 mobile homes in Platte County, which comprised 15.6 percent of all occupied housing units and compared to 13.0 statewide.

Table II.16.12 Households by Unit Type Platte County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Platte County				
Single-Family Unit	2,416	474	2,890	78.3%
Duplex	0	2	2	.1%
Tri- or Four-Plex	0	151	151	4.1%
Apartments	0	72	72	2.0%
Mobile Homes	420	155	575	15.6%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,836	854	3,690	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.16.13, below, shows the number of households by year of construction. As shown, 20.6 percent, or 761 units, were built in 1939 or earlier in the county, and another 178 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 180, which accounted for 4.9 percent of all households, and an additional 9 households, or .2 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.16.13 Households by Year Built Platte County 2010-2014 5-Year ACS Data				
Year Built	Platte County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	761	20.6%	24,514	10.9%
1940 to 1949	178	4.8%	10,454	4.6%
1950 to 1959	325	8.8%	22,142	9.8%
1960 to 1969	311	8.4%	18,728	8.3%
1970 to 1979	1,089	29.5%	49,663	22.0%
1980 to 1989	527	14.3%	32,994	14.6%
1990 to 1999	310	8.4%	26,751	11.9%
2000 to 2009	180	4.9%	35,858	15.9%
Built 2010 or Later	9	.2%	4,410	2.0%
Total	3,690	100.0%	225,514	100.0%

Table II.16.14, below, displays housing units for Platte County and the State of Wyoming. The number of rooms in Platte County varied between households. Households with one room accounted for only .1 percent of total housing units, while households with five and six rooms accounted for 16.1 and 13.8 percent, respectively. The median number of rooms in Platte County was 6 rooms, which compared to 6 statewide.

Table II.16.14				
Housing Units by Number of Rooms				
Platte County 2010-2014 5-Year ACS Data				
Number of Rooms	Platte County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	6	.1%	4,521	1.7%
Two	48	1.0%	7,349	2.8%
Three	364	7.8%	20,368	7.7%
Four	1,022	21.8%	42,809	16.1%
Five	753	16.1%	53,147	20.0%
Six	644	13.8%	41,493	15.6%
Seven	535	11.4%	31,612	11.9%
Eight	639	13.7%	25,739	9.7%
Nine or more	667	14.3%	38,157	14.4%
Total	4,678	100.0%	265,195	100.0%
Median Rooms	6	.	6	.

Table II.16.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.2 percent of total households in Platte County, which compared to 24.4 percent statewide. In Platte County, the 1,487 households with three bedrooms accounted for 40.3 percent of all households, and there were only 251 five-bedroom or more households, which accounted for 6.8 percent of all households.

Table II.16.15				
Households by Number of Bedrooms				
Platte County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Platte County				
None	0	0	0	.0%
One	80	137	217	5.9%
Two	569	470	1,039	28.2%
Three	1,274	213	1,487	40.3%
Four	662	34	696	18.9%
Five or more	251	0	251	6.8%
Total	2,836	854	3,690	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	100.0%

The age of a structure influences its value. As shown in Table II.16.16, at right, structures built in 1939 or earlier had a median value of \$127,600, while structures built between 1950 and 1959 had a median value of \$117,200 and those built between 1990 to 1999 had a median value of \$207,800. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$222,500 and \$, respectively. The total average median value in Platte County was \$147,200, which compared to \$189,300 in the State of Wyoming.

Year Built	Platte County	State of Wyoming
1939 or earlier	127,600	153,700
1940 to 1949	112,500	140,900
1950 to 1959	117,200	158,200
1960 to 1969	131,300	177,300
1970 to 1979	155,300	184,100
1980 to 1989	157,600	197,900
1990 to 1999	207,800	233,600
2000 to 2009	222,500	252,800
Built 2010 or Later		258,900
Total	147,200	189,300

Household mortgage status is reported in Table II.16.17, below. In Platte County, households with a mortgage accounted for 47.7 percent of all households or 1,352 housing units, and the remaining 52.3 percent or 1,484 units had no mortgage. Of those units with a mortgage, 163 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,189 or 87.9 percent had no second mortgage or no home equity loan.

Mortgage Status	Platte County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,352	47.7%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	163	12.1%	12,104	13.1%
Second mortgage only	28	17.2%	5,864	48.4%
Home equity loan only	135	82.8%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	1,189	87.9%	80,039	86.4%
Housing units without a mortgage	1,484	52.3%	63,601	40.7%
Total	2,836	100.0%	156,289	100.00%

The median rent in Platte County was \$429 as compared to \$663 statewide, as seen in Table II.16.18, below.

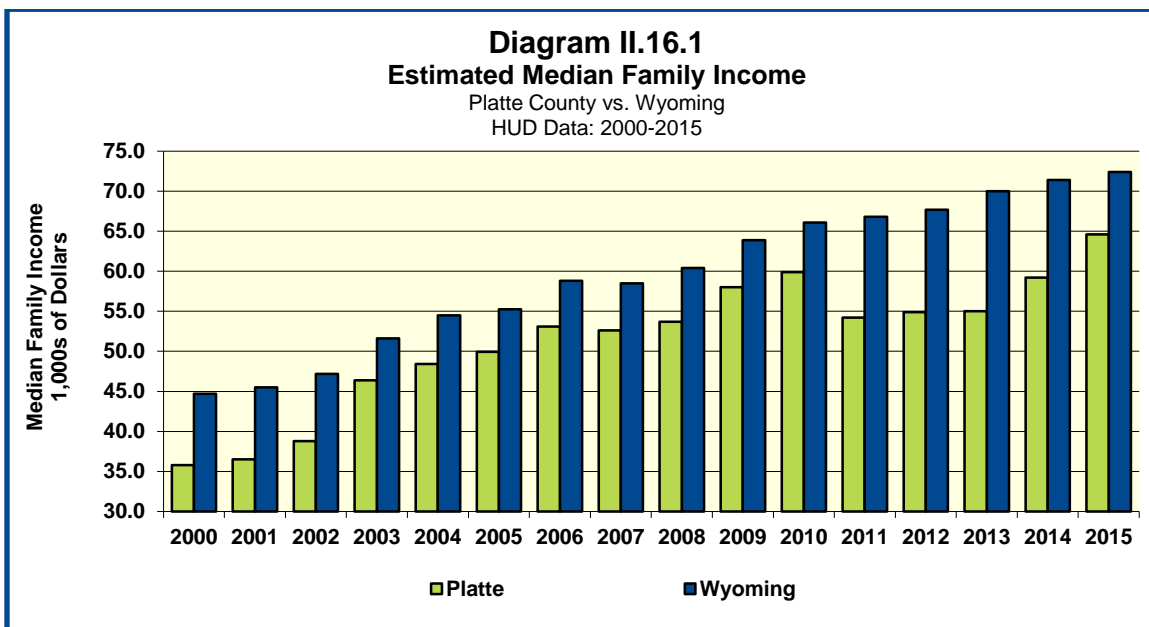
Place	Rent
Platte County	\$429
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 206 persons during 2015. The driver’s license total exchanges since 2000 for Platte County are presented in Table II.16.19, below, and indicate a net increase of 1,285 persons over the time period.

Table II.16.19			
Driver’s Licenses Exchanged and Surrendered			
Platte County			
WYDOT Data, 2000 – 2015			
Year	In-Migrants	Out-Migrants	Net Change
2000	239	176	63
2001	237	191	46
2002	231	153	78
2003	201	149	52
2004	241	177	64
2005	218	186	32
2006	213	183	30
2007	197	175	22
2008	222	173	49
2009	212	135	77
2010	265	114	151
2011	215	158	57
2012	238	183	55
2013	204	173	31
2014	1,033	761	272
2015	936	730	206
Total	5,102	3,817	1,285

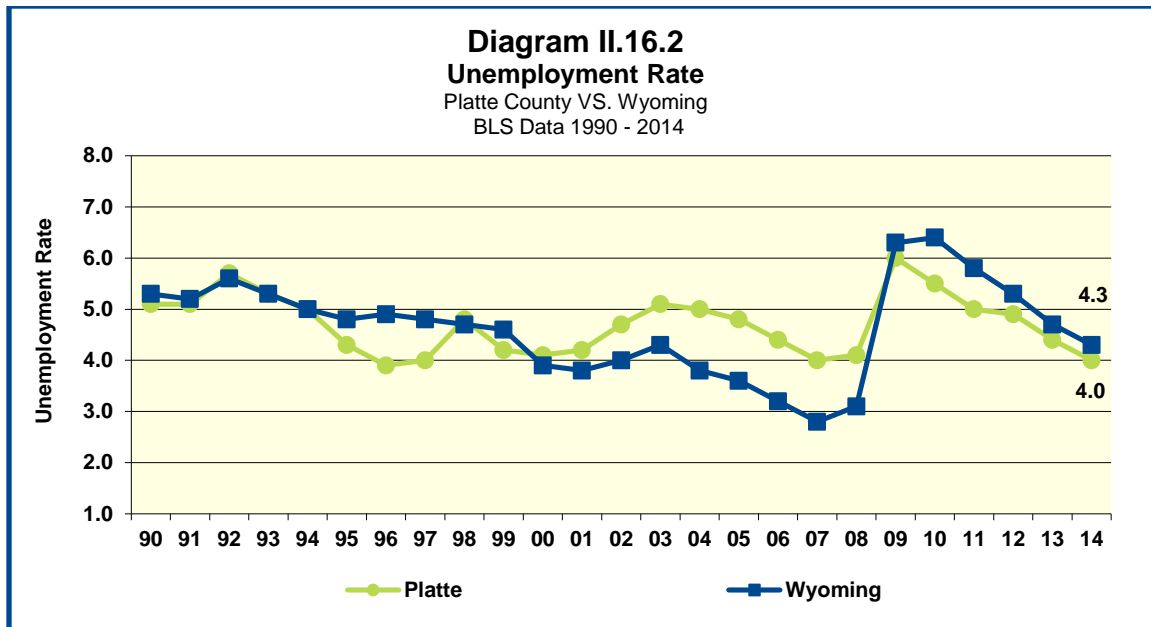
Economics

The HUD estimated MFI for Platte County was \$64,600 in 2015. This compares to Wyoming’s MFI of \$72,400. Diagram II.16.1, below, illustrates the estimated MFI for 2000 through 2015.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Platte County’s labor force, defined as the number of persons working or actively seeking work, decreased by 24 persons, from 4,806 in 2013 to 4,784 in 2014. Employment decreased by 6 persons; unemployment decreased by 18 persons; and the unemployment rate, the number of unemployed

persons as a percentage of the labor force, decreased from 4.4 percent in 2013 to 4.0 percent in 2014, as shown below in Diagram II.16.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.16.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 3,559 persons in 2014; this figure was higher than the 2013 average by 48 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 3,765 to 3,779 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	3,204	3,224	3,235	3,278	3,244	3,343	3,437	3,298	3,312	3,283	3,445
Feb	3,232	3,287	3,235	3,306	3,274	3,404	3,445	3,315	3,374	3,345	3,580
Mar	3,274	3,332	3,465	3,338	3,372	3,457	3,506	3,540	3,487	3,464	3,802
Apr	3,317	3,428	3,587	3,520	3,626	3,708	3,714	3,889	3,759	3,832	3,887
May	3,731	3,798	3,592	3,754	3,939	3,927	3,946	3,708	3,945	4,069	3,909
Jun	3,462	3,446	3,459	3,389	3,463	3,651	3,657	3,514	3,616	3,765	3,779
Jul	3,212	3,259	3,211	3,176	3,291	3,417	3,398	3,156	3,416	3,440	
Aug	3,198	3,257	3,231	3,180	3,277	3,303	3,308	3,183	3,384	3,360	
Sep	3,397	3,412	3,404	3,396	3,444	3,511	3,502	3,388	3,566	3,575	
Oct	3,310	3,421	3,392	3,348	3,394	3,455	3,395	3,362	3,516	3,565	
Nov	3,323	3,369	3,395	3,298	3,344	3,440	3,405	3,321	3,398	3,525	
Dec	3,280	3,340	3,403	3,331	3,289	3,483	3,447	3,368	3,363	3,487	
Annual	3,328	3,381	3,384	3,360	3,413	3,508	3,513	3,420	3,511	3,559	
% Change	.36	1.59	.09	-.71	1.58	2.78	.14	-2.65	2.66	1.37	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$780 in 2013. In 2014, average weekly wages saw an increase of 4.74 over the prior year, rising to \$817. These data are shown in Table II.16.21, below. Preliminary estimates show average weekly wages rose from \$882 to \$911 between the second quarter of 2014 and 2015.

Table II.16.21 Average Weekly Wages Platte County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	478	517	457	485	485	
2002	485	538	488	509	506	4.33
2003	508	549	505	527	523	3.36
2004	516	563	562	571	553	5.74
2005	515	598	558	592	566	2.35
2006	539	635	551	601	583	3.00
2007	593	681	580	629	622	6.69
2008	593	712	609	689	652	4.82
2009	623	761	620	701	679	4.14
2010	646	828	663	744	723	6.48
2011	693	844	731	732	752	4.01
2012	724	849	711	730	756	.53
2013	733	872	746	759	780	3.17
2014	769	882	802	806	817	4.74
2015(p)	724	911				

Total business establishments reported by the QCEW are displayed in Table II.16.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 1.30 percent to 376 establishments. Preliminary estimates show the number of establishments fell from 384 to 380 between the second quarter of 2014 and 2015.

Table II.16.22 Number of Business Establishments Platte County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	342	357	358	354	354	
2002	356	367	369	357	357	2.55
2003	359	362	358	353	353	-1.10
2004	352	351	357	361	361	-.84
2005	359	373	377	382	382	5.07
2006	378	391	387	384	384	3.22
2007	375	381	381	380	380	-1.56
2008	388	394	391	383	383	2.64
2009	380	387	381	383	383	-1.54
2010	379	378	391	393	393	.52
2011	386	389	386	381	381	.26
2012	380	378	371	370	370	-2.85
2013	380	387	390	383	383	2.67
2014	381	384	379	376	376	-1.30
2015(p)	378	380				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Platte County recorded 5,927 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$393,429,000, and real per capita income was \$44,713 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$48,174 in 2014, while Wyoming average earnings per job was \$53,171. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Real average apartment rent in Platte County decreased from \$586 in second quarter 2014 to \$578 in second quarter 2015, or by 1.3 percent. Detached single-family home rents increased by 9.0 percent, rents for mobile homes on a lot decreased by 10.8 percent, and rents for mobile home lots increased by 1.9 percent.

Platte County rental prices experienced average annualized increases of 1.1 percent for apartments, 1.1 percent for houses, -0.8 percent for mobile homes plus a lot, and 0.1 percent for mobile home lots since fourth quarter 1998 to second quarter 2015.¹⁸⁶ These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots. Table II.16.23, at right, presents the Platte County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Platte County increased from 19 authorizations in 2013 to 22 in 2014.

Table II.16.23 Semiannual Average Monthly Rental Prices Platte County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	476	139	501	480
Q4.98	487	139	621	438
Q2.99	443	137	631	428
Q4.99	492	137	617	439
Q2.00	436	135	540	421
Q4.00	453	141	584	412
Q2.01	409	138	524	404
Q4.01	459	144	557	377
Q2.02	431	142	531	409
Q4.02	457	152	568	.
Q2.03	410	143	551	376
Q4.03	486	158	597	476
Q2.04	479	145	562	406
Q4.04	456	151	521	430
Q2.05	471	147	498	401
Q4.05	483	137	499	387
Q2.06	467	133	506	389
Q4.06	484	113	517	441
Q2.07	473	124	505	406
Q4.07	470	133	498	431
Q2.08	450	142	468	417
Q4.08	459	182	466	425
Q2.09	461	132	467	427
Q4.09	473	137	479	423
Q2.10	489	139	493	432
Q4.10	464	141	468	389
Q2.11	480	159	488	389
Q4.11	500	117	478	358
Q2.12	526	134	488	347
Q4.12	546	151	547	395
Q2.13	515	146	569	412
Q4.13	565	144	560	469
Q2.14	586	139	564	467
Q4.14	606	139	571	426
Q2.15	578	142	614	416

¹⁸⁶ Data from 1986 to 1997 for Platte County is not reported by the EAD.

The real value of single-family building permits increased from \$161,269 in 2013 to \$190,336 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.16.24, below.

Table II.16.24 Building Permits and Valuation Platte County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	15	.	.	6	21	138.0	19.5
1981	3	.	4	.	7	93.5	.
1982	9	.	.	.	9	105.3	.
1983	5	.	.	.	5	128.4	.
1984	4	.	.	.	4	122.0	.
1985	2	.	.	.	2	34.0	.
1986	4	.	.	.	4	80.8	.
1987	5	.	.	.	5	91.7	.
1988	2	.	.	.	2	139.2	.
1989	2	.	.	.	2	102.5	.
1990	2	.	.	.	2	98.8	.
1991	3	.	.	.	3	84.6	.
1992	5	.	.	.	5	111.1	.
1993	15	2	.	.	17	107.0	.
1994	12	.	.	.	12	127.6	.
1995	16	.	.	.	16	94.6	.
1996	12	12	.	.	24	129.4	.
1997	11	14	.	.	25	113.5	.
1998	7	6	.	.	13	61.3	.
1999	6	2	.	.	8	99.2	.
2000	6	2	.	.	8	105.1	.
2001	10	2	.	.	12	111.8	.
2002	12	.	.	.	12	126.6	.
2003	14	.	.	.	14	120.3	.
2004	42	.	.	.	42	141.4	.
2005	47	.	.	.	47	161.5	.
2006	41	.	.	.	41	180.1	.
2007	32	.	.	.	32	211.9	.
2008	24	.	4	.	28	222.7	.
2009	12	.	.	.	12	222.4	.
2010	12	.	7	.	19	199.0	.
2011	10	.	.	.	10	190.0	.
2012	25	.	4	14	43	152.3	90.0
2013	19	.	.	.	19	161.3	.
2014	22	.	.	.	22	190.3	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Platte County was \$150,023. This represented a decrease of 0.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$263,432, or a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.16.25, on the following page.

Table II.16.25 Average Sales Prices Platte County vs. Wyoming DOR Data, 2000–2014				
Year	Platte County Average Price (\$)	Platte County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	83,310	.	131,207	.
2001	76,315	-8.40	128,771	-1.86
2002	76,592	0.36	138,295	7.40
2003	82,982	8.34	148,276	7.22
2004	83,393	0.50	159,558	7.61
2005	101,802	22.07	178,183	11.67
2006	115,617	13.57	219,438	23.15
2007	120,692	4.39	265,044	20.78
2008	134,896	11.8	256,045	-3.40
2009	126,479	-6.2	241,622	-5.63
2010	123,898	-2.04	250,958	3.86
2011	123,137	-0.6	241,301	-3.85
2012	139,023	12.9	266,406	10.40
2013	151,038	8.6	281,345	5.6
2014	150,023	-0.7	263,432	-6.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2015. During December 2015, a total of 23 surveys were completed in Platte County by property managers. Of the 383 rental units surveyed, 24 were vacant, indicating a vacancy rate of 6.3 percent, as shown in Table II.16.26, at right. This compares to an 8.6 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 percent.

Diagram II.16.3, on the following page, shows the historical vacancy rate for Platte County and Wyoming. As can be seen, the vacancy rate in Platte County has been similar to the statewide vacancy rate, except for the period from 2005 to 2009, where it jumped above the statewide rate and spiked to 23.8 percent in second half of 2006.

Table II.16.26 Total Units, Vacant Units, and Vacancy Rate Platte County RVS Data, June 2001–December 2015				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	99	1	1.0%
2001b	5	45	4	8.9%
2002a	8	87	4	4.6%
2002b	9	80	9	11.3%
2003a	7	51	3	5.9%
2003b	4	70	1	1.4%
2004a	8	99	6	6.1%
2004b	6	87	2	2.3%
2005a	8	142	1	0.7%
2005b	9	142	17	12.0%
2006a	8	110	17	15.5%
2006b	16	164	39	23.8%
2007a	13	175	9	5.1%
2007b	14	169	15	8.9%
2008a	14	182	14	7.7%
2008b	17	172	15	8.7%
2009a	11	96	10	10.4%
2009b	14	173	11	6.4%
2010a	15	172	12	7.0%
2010b	21	202	14	6.9%
2011a	20	185	9	4.9%
2011b	16	190	16	8.4%
2012a	16	159	8	5.0%
2012b	17	154	15	9.7%
2013a	22	160	7	4.4%
2014a	21	212	16	7.5%
2013b	22	234	18	7.7%
2014a	21	212	16	7.5%
2014b	24	186	16	8.6%
2015a	24	232	22	9.5%
2015b	23	383	24	6.3%

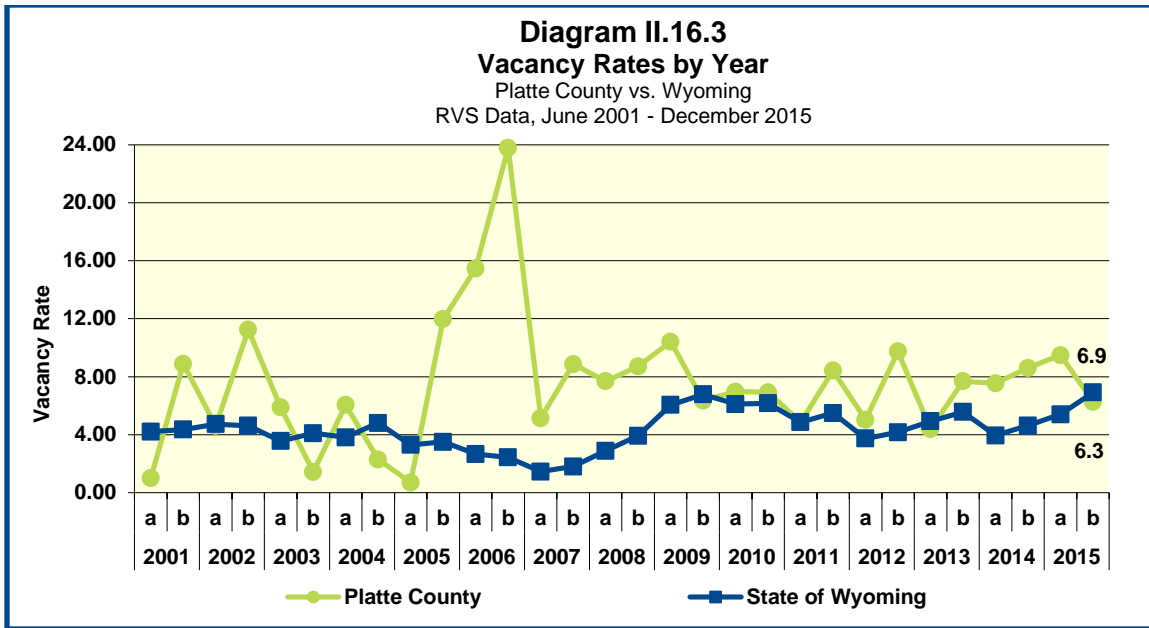


Diagram II.16.4, below, shows the average rent of single-family and apartment units in Platte County. In 2015, average rents for single-family units increased to \$752 and average rents for apartments fell to \$553.

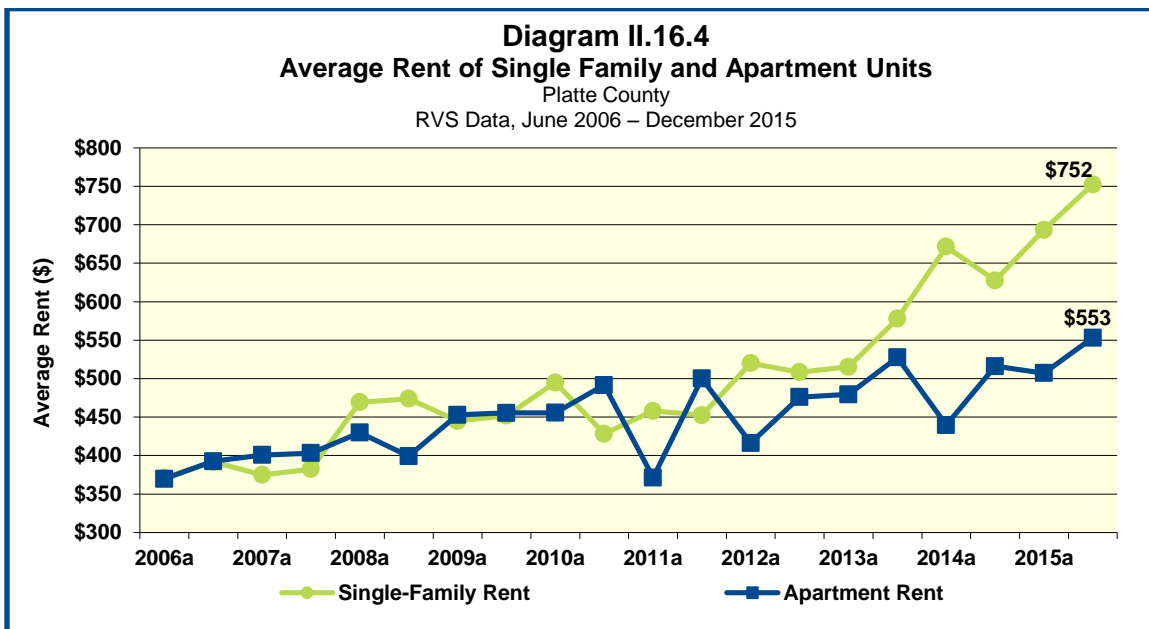


Table II.16.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 24 single family units in Platte County, with 1 of them available. This translates into a vacancy rate of 4.2 percent in Platte County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 137 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 8.8 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.16.27			
Rental Vacancy Survey by Type			
Platte County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	24	1	4.2%
Duplex units	8	0	.0%
Apartments	137	12	8.8%
Mobile Homes	45	3	6.7%
“Other” Units	0	0	%
Don’t Know	169	8	4.7%
Total	383	24	6.3%

Table II.16.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 8 units. The most common apartment units were one bedroom units, with 57 units. Additional details of unit types by bedrooms are reported below.

Table II.16.28							
Rental Units by Bedroom Size							
Platte County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	4	0	57	0	0	.	61
Two	8	6	35	8	0	.	57
Three	8	2	15	8	0	.	33
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don’t Know	2	0	30	29	0	169	230
Total	24	8	137	45	0	169	383

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.16.29, on the following page, two bedroom apartments were the most available apartment units, with five bedroom units being the most available single family units.

Table II.16.29 Available Rental Units by Bedroom Size Platte County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	2	0	0	.	2
Two	0	0	5	0	0	.	5
Three	0	0	3	0	0	.	3
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	1	0	2	3	0	8	14
Total	1	0	12	3	0	8	24

Table II.16.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with three bedrooms had the highest vacancy rate at 20.0 percent, with four bedroom single family units having the highest vacancy rate at .0 percent.

Table II.16.30 Vacancy Rates by Bedroom Size Platte County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		%
One	.0%	%	3.5%	%	%		3.3%
Two	.0%	.0%	14.3%	.0%	%		8.8%
Three	.0%	.0%	20.0%	.0%	%		9.1%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	50.0%	%	6.7%	10.3%	%	4.7%	6.1%
Total	4.2%	.0%	8.8%	6.7%	%	4.7%	6.3%

Average market-rate rents by unit type are shown in Table II.16.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.16.31 Average Market Rate Rents by Bedroom Size Platte County RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$550	\$	\$388	\$	\$	\$442
Two	\$638	\$588	\$650	\$375	\$	\$578
Three	\$940	\$600	\$800	\$450	\$	\$778
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
Total	\$752	\$550	\$553	\$513	\$850	\$612

Table II.16.32 below, shows vacancy rates for single family units by average rental rates for Platte County. Single family units with the lowest vacancy rate had an average rent of 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.16.32 Single Family Market Rate Rents by Vacancy Status Platte County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	13	1	7.7%
\$1,000 to \$1,500	6	0	.0%
Above \$1,500			%
Missing	5	0	.0%
Total	24	1	4.2%

The availability of apartment units by average rent is displayed in Table II.16.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

Table II.16.33 Apartment Market Rate Rents by Vacancy Status Platte County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$1,000	77	12	15.6%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	54	0	.0%
Total	137	12	8.8%

Table II.16.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 8.0 percent.

Table II.16.34 Mobile Home Market Rate Rents by Vacancy Status Platte County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	25	2	8.0%
\$500 to \$1,000	8	1	12.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	12	0	.0%
Total	45	3	6.7%

Table II.16.35, on the following page, shows the condition of rental units by unit type for Platte County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most

single family units were in average condition, with most apartments being in average condition. Details by unit type and condition are displayed below.

Table II.16.35							
Condition by Unit Type							
Platte County							
RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	0	8	0	.	9
Average	9	6	62	17	0	.	94
Good	8	0	9	8	0	.	25
Excellent	2	2	47	0	0	.	51
Don’t Know	4	0	19	12	0	169	204
Total	24	8	137	45	0	169	383

The availability of single family units based on their condition is displayed in Table II.16.36, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of .0 percent.

Table II.16.36			
Condition of Single Family Units by Vacancy Status			
Platte County			
RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	9	0	.0%
Good	8	1	12.5%
Excellent	2	0	.0%
Don’t Know	4	0	.0%
Total	24	1	4.2%

Table II.16.37, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 2.1 percent.

Table II.16.37			
Condition of Apartment Units by Vacancy Status			
Platte County			
RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	62	9	14.5%
Good	9	2	22.2%
Excellent	47	1	2.1%
Don’t Know	19	0	.0%
Total	137	12	8.8%

Table II.16.38, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in average condition, with a vacancy rate of .0 percent.

Table II.16.38 Condition of Mobile Home Units by Vacancy Status Platte County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	8	2	25.0%
Average	17	0	.0%
Good	8	1	12.5%
Excellent	0	0	%
Don't Know	12	0	.0%
Total	45	3	6.7%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.16.39, below, respondents in Platte County said they would prefer 15 more single family units, 20 more apartment units, and 14 units of all types. In total, respondents indicated they wished to own or manage an additional 49 units.

Table II.16.39 If you had the opportunity to own/manage more units, how many would you prefer Platte County RVS Data, December 2015	
Unit Type	More Units
Single family units	15
Duplex Units	
Apartments	20
Mobile homes	
Other	
Don't Know	
All types	14
Total	49

Table II.16.40, on the following page, shows the most common answers from the 2015 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Platte County had a total of 17 respondents, with an average persons per household of 2.1 people. Of new residents to Platte County, 46.2 percent were married and the most common age group arriving in the state was 45 to 54 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 52.9 percent of respondents owning thier residence. The average mortgage payment in Platte County was \$356 and the average rent was \$506. When asked if they were satisfied with their current housing, 76.5 percent said they were satisfied with thier current housing.

Table II.16.40 Most Replied Response Platte County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	17
Number of persons in household (Average)	2.1
Current age	45 to 54 years old (26.7%)
Marital status	Married (46.2%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (35.3%)
In which industry are you primarily employed	Retired (29.4%)
Highest education level completed	High School Diploma/GED (29.4%)
Total household income from all sources	\$50,000 to \$74,999 dollars (35.7%)
Current Housing Characteristics	
Current Residence	Single family home (58.8%)
Do you own or rent	Own (52.9%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.5
Average mortgage payment	\$356
Average rental payment	\$506
Are you satisfied with your current housing	Satisfied with current housing (76.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because they need more bedrooms. Additional survey data are presented in **Volume II. Technical Appendix.**

¹⁸⁷

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2014 5-year ACS data, 18 or .5 percent of households in Platte County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.16.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹⁸⁷ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Table II.16.41 Overcrowding and Severe Overcrowding Platte County 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Platte County				
Owner				
Households	2,818	18	0	2,836
Percentage	99.4%	.6%	.0%	100.0%
Renter				
Households	854	0	0	854
Percentage	100.0%	.0%	.0%	100.0%
Total				
Households	3,672	18	0	3,690
Percentage	99.5%	.5%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.5%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2014 5-year ACS, a total of 176 units or 3.8 percent of all housing units in Platte County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.16.42, at right.

Table II.16.42 Housing Units with Incomplete Kitchen Facilities Platte County 2010-2014 5-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Kitchen Facilities	4,502	258,329
Lacking Complete Kitchen Facilities	176	6,866
Total Housing Units	4,678	265,195
Percent Lacking	3.8%	2.6%

At the time of the 2014 ACS, a total of 136 units or 2.9 percent of all housing units in Platte County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.16.43, on the following page.

Table II.16.43 Housing Units with Incomplete Plumbing Facilities Platte County 2010-2014 5-Year ACS Data		
Facilities	Platte County	State of Wyoming
Complete Plumbing Facilities	4,542	259,378
Lacking Complete Plumbing Facilities	136	5,817
Total Households	4,678	265,195
Percent Lacking	2.9%	2.2%

The third type of housing problem reported in the 2014 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Platte County, 18.9 percent of households had a cost burden and 8.7 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 25.7 percent of homeowners with a mortgage in Platte County experienced a cost burden and 10.1 percent experienced a severe cost burden, while 26.0 percent of renters had a cost burden and 11.7 percent had a severe cost burden, as seen in Table II.16.44, on the following page.

Table II.16.44 Cost Burden and Severe Cost Burden by Tenure Platte County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Platte County					
Owner With a Mortgage					
Households	868	348	136	0	1,352
Percent	64.2%	25.7%	10.1%	.0%	100.0%
Owner Without a Mortgage					
Households	1,272	128	84	0	1,484
Percent	85.7%	8.6%	5.7%	.0%	100.0%
Renter					
Households	369	222	100	163	854
Percent	43.2%	26.0%	11.7%	19.1%	100.0%
Total					
Households	2,509	698	320	163	3,690
Percent	68.0%	18.9%	8.7%	4.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 376 households in Platte County, from 3,838 in 2010 to 4,214 in 2040. Homeowners are expected to increase from 2,898 households in 2010 to 3,234 by 2040. Renters are anticipated to increase from 940 households in 2010 to 980 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 19 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes

from 30 to 50 percent of MHI is expected to increase by 31 households and by 68 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 9 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 8 households over the period. Table II.16.45, below, provides details of the household forecast by tenure and income.

Table II.16.45						
Household Forecast by Tenure and Income						
Platte County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	164	265	591	184	1,695	2,898
2015	162	262	585	182	1,678	2,869
2020	168	272	606	188	1,739	2,974
2025	173	279	622	193	1,785	3,052
2030	176	285	635	197	1,822	3,116
2035	180	291	647	201	1,858	3,178
2040	183	296	659	205	1,891	3,234
Renters by Percent of Median Household Income						
2010	217	182	200	78	263	940
2015	211	177	195	75	255	914
2020	217	182	200	78	263	940
2025	219	184	203	78	266	950
2030	222	186	205	79	268	960
2035	224	188	207	80	271	971
2040	226	190	209	81	274	980
Total Households by Percent of Median Household Income						
2010	381	447	791	261	1,958	3,838
2015	373	440	779	257	1,933	3,783
2020	385	454	806	266	2,002	3,913
2025	392	463	824	272	2,050	4,002
2030	398	471	840	277	2,091	4,076
2035	404	479	854	281	2,130	4,149
2040	409	486	868	286	2,165	4,214

Additional Comments

Platte County was tied for the lowest cost of living in the State by a recent report by the State’s Department of Administration and Information.¹⁸⁸ Platte County was also the site of recent storm damage. In July, President Obama announced that Platte County would receive assistance for infrastructure damage and emergency response efforts for the severe storms and flooding May 24-July 6.¹⁸⁹ Platte County’s cost of living was 12 percent lower than the state average in the second quarter of 2015.¹⁹⁰

¹⁸⁸ <http://thesheridanpress.com/?p=33608>

¹⁸⁹ <http://www.kgwn.tv/home/headlines/Wyoming-Disaster-Assistance-Expanded-315578391.html>

¹⁹⁰ <http://wyomingbusinessreport.com/wyo-annual-inflation-for-2q-up-0-9/>